

IF MINIMUM LOT AREA IS:	THEN:
2-acre or larger	C Develop as now C Well, septic (on- site) permitted C No road capacity requirement C No open space restrictions C No school capacity restrictions C Minimum of 7 deciduous trees - 4 with a 3 inch caliper and 3 with a 2.5 inch caliper ⁴
Less than 2 Ac. but more than 1 Ac. (43,560 sq. ft.)	C Public water shall be used C Septic system (on-site) shall be permitted C No road capacity requirement C No open space requirement C School capacity must be available for all recorded lots based on the formula below ¹ C Minimum of 5 deciduous trees - 3 with a 3 inch caliper and 2 with a 2.5 inch caliper ⁴
1 Ac. or less but more than 20,000 sq. ft.	C Public water shall be used C Public sewerage shall be used C Roads must have a level of service of C or better after development ² C Open space provided at a rate of 1500 sq.ft. for each lot up to a maximum of 10 Acres ⁵ C School capacity must be available for all recorded lots based on the formula below ¹ C Minimum of 5 deciduous trees - 3 with a 3 inch caliper and 2 with a 2.5 inch caliper ⁴
20,000 sq.ft. or less but more than 10,000 sq. ft.	C Public water shall be used C Public sewerage shall be used C Roads must have a level of service of C or better after development ² C Open space provided at a rate of 2,500 sq.ft. for each lot up to a maximum of 10 Acres ⁵ C School capacity must be available for all recorded lots based on the formula below ¹ C Minimum of 4 deciduous trees - 2 with a 3 inch caliper and 2 with a 2.5 caliper ⁴
10,000 sq.ft. or less but more than or equal to 7,000 sq. ft. ³	C Public water shall be used C Public sewerage shall be used C Roads must have a level of service of C or better after development ² C Open space provided at a rate of 3,000 sq.ft. for each lot up to a maximum of 10 Acres ⁵ C School capacity must be available for all recorded lots based on the formula below ¹ C Minimum of 3 deciduous trees - minimum planting size of 3 inch caliper ⁴

¹ The number of expected school students per lot in a development shall be as determined by the Board of Commissioners through the Growth Estimation Model. For school districts where a model has not been adopted by the Board of Commissioners, the number of lots multiplied by .9 students per lot = number of expected school students for this development. Students will be divided as follows: .45 for elementary school, .18 for middle school and .27 for high school and when the Board of Education releases bids for a new or renovated school, the new school capacity will be factored in. Enrollment at schools (elementary, middle, high school) will not exceed the building capacity at any of the three schools by more than 10% until additional space is available.

² Right and left turn lane(s) must be provided on roads with traffic counts exceeding 3,000 vehicles per day (vpd). Traffic generated by the proposed development, based on the Institute of Traffic Engineers (ITE) most recent trip generation rates, must be included in calculating the traffic count.

³ In no case, shall lots be less than 7,000 sq.ft.

⁴ All plant material shall be in good healthy condition at the time of planting and shall conform to the standards of the most recent edition of the "American Standard for Nursery Stock," published by the American Association of Nurserymen. The 2.5 inch minimum caliper trees shall have a minimum mature crown spread of at least 12 feet. The 3.0 inch caliper trees shall have a minimum mature crown spread of at least 30 feet. Caliper measurements are at the time of planting. Tree preservation is encouraged and existing trees may be substituted on a one 4 inch caliper tree preserved for two new trees planted basis. A deciduous tree is one that typically loses its leaves in the fall of the year. Species include, but are not limited to, white oak, pin oak, red maple, sycamore, elm and poplar.

⁵ Sidewalks may be provided by the developer, if approved by the Subdivision Review Board as leading to a pedestrian destination point such as a school, park, etc. Sidewalks may constitute all or part of the open space requirements. The amount of sidewalk shall be calculated at a cost equal to the amount of reduction from the maximum open space requirement, based on current valuation for property tax purposes. For example, \$4,000 worth of sidewalk may be constructed instead of providing an acre of open space when the acreage is valued for tax purposes at \$4,000/acre.